

# Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Marsha Williams.....	Secretary/Treasurer
Richard Elfert.....	Member
James A. Erny.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

**FEBRUARY 21, 2013, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM  
Government Tower, 8026 Main Street, 2<sup>nd</sup> Floor**

**A • G • E • N • D • A**

**I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 17, 2013

**D. COMMUNICATIONS**

**E. NEW BUSINESS:**

1. Parking Plan:  
Creation of 175 parking spaces, visitor and faculty parking, 2161 Grand Caillou Road; Terrebonne Parish School Board, applicant
2. Planned Building Group:  
Placement of 2 duplexes (4 units), 376 & 378 Monarch Drive; Ron Collie Construction, applicant
3. Preliminary Hearing:  
Rezone from OL (Open Land) to R-1 (Single-Family Residential District) & C-3 (Neighborhood Commercial District), 4811 LA Highway 311; Douglas Patterson, applicant; and call a Public Hearing for Thursday, March 21, 2013 at 6:00 p.m.

**F. STAFF REPORT**

1. Discussion and possible action with regard to modular housing
2. Review, discussion and possible action with regard to a draft letter to Lyle Leblanc, LA DOTD, concerning traffic concerns on Martin Luther King Boulevard

**G. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

**H. PUBLIC COMMENTS**

**I. ADJOURN**

**II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

**A. INVOCATION & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of January 17, 2013
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 17, 2013

**D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 21, 2013 INVOICES and  
TREASURER'S REPORT OF JANUARY 2013**

**E. PLANNING**

1. Planning Commissioners' Comments
2. Administration's Comments
3. Chairman's Comments

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

1. a) Subdivision: Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park  
Approval Requested: Process D, Minor Subdivision  
Location: Trinity Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Consider Approval of Said Application
2. a) Subdivision: Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC  
Approval Requested: Process D, Minor Subdivision  
Location: Intersection of Hayes Street and Prospect Street, Terrebonne Parish, LA  
Government Districts: Council District 1 / Village East Fire District  
Developer: Village East Shopping Center, LLC  
Surveyor: T. Baker Smith, Inc.  
  
b) Consider Approval of Said Application

**H. APPLICATIONS:**

1. a) Subdivision: Tracts 1-A thru 9-A & Revised Tract "A", A Redivision of Tract "A", Property of Scotty Aucoin, et ux  
Approval Requested: Process A, Re-Subdivision  
Location: 510 Bayou Dularge Road, Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Scotty Aucoin  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Lots 2-A, 2-B, & 2-C, A Redivision of Lot 2, Property belonging to Shirley Duplantis Dupre  
Approval Requested: Process A, Re-Subdivision  
Location: 278 Texas Gulf Road, Bourg, Terrebonne Parish, LA  
Government Districts: Council District 9 / Bourg Fire District  
Developer: Shirley D. Dupre  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Revised Tracts 3-A and 3-B, A Redivision of Tract 3 in Houma Development Tract I and Lot 3, Addendum No. 1 to Professional Plaza belonging to LeGrace Properties, LLC  
Approval Requested: Process A, Re-Subdivision  
Location: Professional Drive, Terrebonne Parish, LA  
Government Districts: Council District 2 / Bayou Cane Fire District  
Developer: LeGrace Properties, L.L.C.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase D  
Approval Requested: Process C, Major Subdivision-Engineering  
Location: Begins at the end of 306 Camille Drive, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Sugar Rentals, LLC  
Engineer: GSE Associates, LLC  
  
b) Consider Approval of Said Application

5. a) Subdivision: Capital Commercial Development, Phase 4A  
Approval Requested: Process C, Major Subdivision-Final  
Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Terre South Investments, Inc.  
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

**I. STAFF REPORT**

1. Discussion and possible action with regard to the American Planning Association National Conference to be held April 13-17, 2013 in Chicago, Illinois
2. Discussion and introduction of an ordinance with regard to amending the Subdivision Regulations to change the definition of *resubdivision* and call a Public Hearing for said matter on Thursday, March 21, 2013

**J. ADMINISTRATIVE APPROVALS:**

1. Revised Lot 1, Block 4 of Calvin Martin Subdivision, Section 1, T19S-R18E, Terrebonne Parish, LA
2. Revised Tracts "A" & "B", Property belonging to Mary L. Eschete Bourque, et al, Section 9, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines of Property belonging to Barry Brunet, Owner of Property in the Original Estate of Adam Brien, Section 18, T18S-R17E, Terrebonne Parish, LA
4. Property of R&R Stores, Inc., The Properties of Henry P. Marie (0.798 acres and Tract "A-1") into Lots A, B, & C of the Main & Prospect, LLC Subdivision, Sections 1 & 2, T17S-R18E, Terrebonne Parish, LA
5. Revised Tracts "A", "B", & "C", A Redivision of Property belonging to Timothy P. Deroche, et al, Section 8, T16S-R17E, Terrebonne Parish, LA
6. Survey of Lot Line Adjustment between Wilbert John Webre, Jr. and Walter Land Company, Section 12, T17S-R17E, Terrebonne Parish, LA
7. Revised Lots 9 & 10, A Redivision of Lots 9 & 10, Addendum No. 5 to Sugarwood Subdivision, Sections 85 & 86, T17S-R17E, Terrebonne Parish, LA

**K. COMMITTEE REPORTS:**

1. Subdivision Regulations Review Committee
2. Comprehensive Master Plan Update
3. Master Thoroughfare Plan Committee Update:  
*Public Hearing* Review and community input with regard to the Master Thoroughfare Plan revisions as it relates to the proposed Valhi Boulevard Extension from Savanne Road to LA Highway 90
4. Fire Protection Committee Update

**L. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

**M. PUBLIC COMMENTS**

**N. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF JANUARY 17, 2013**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of January 17, 2013 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mr. Wayne Thibodeaux. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. APPROVAL OF THE MINUTES:
1. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of December 20, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. The Chairman stated the next item on the agenda under New Business was an application by Louisiana Party Company, LLC requesting Parking Plan Approval for the creation of (177) parking spaces for a retail shopping center at 1795B Martin Luther King Boulevard.
    - a) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., stated they requested approval for the parking plan off of Martin Luther King Boulevard and they were above the required number of spaces.
    - b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Parking Plan.
    - c) Discussion was held with regard to the connection of future adjacent parking lots, vicinity of the development, entrances to MLK Boulevard, proposed Don Felipe Boulevard, and existing traffic concerns on MLK Boulevard.
    - d) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, send a letter to Lyle LeBlanc, LA DOTD, to evaluate ways to reduce traffic accidents on Martin Luther King Boulevard.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
    - e) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the creation of (177) parking spaces for a retail shopping center located at 1795B Martin Luther King Boulevard.”
    - f) Discussion was held with regard to the possible plans by LA DOTD to install roundabouts to help alleviate traffic concerns on Martin Luther King Boulevard. Discussion ensued with regard to interconnectivity between parking lots and/or pedestrian walkways and Martin Luther King Boulevard being a state highway.
    - g) Mr. Erny amended his motion, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the creation of (177) parking spaces for a retail shopping center located at 1795B Martin Luther King Boulevard and further recommended the site plan be revised to include vehicular and/or pedestrian access to the property to the north to promote interconnectivity.”

The Chairman called for a vote on the amended motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman stated the next item on the agenda under New Business was an application by Mt. Horeb Baptist Church requesting Planning Approval for surface parking for the church (15-20 cars) at 1117 & 1121 Daspit Street.

- a) Reverend Donald Celestin, 700 Honduras Street, stated he was requesting planning approval to allow for off-street parking for the church which had an increased membership.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the Parking Plan conditioned they construct a 6'-8' wood privacy fence or similar along the perimeter of the property per the zoning regulations.
- c) Discussion was held with regard to saving the trees.
- d) Mr. Erny moved, seconded by Mr. Schouest: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for surface parking (15-20 cars) for Mt. Horeb Baptist Church at 1117 & 1121 Daspit Street."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mrs. Williams moved, seconded by Mr. Schouest: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:34 p.m."

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. "Budd" Cloutier, Jr., O.D., Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

#### **CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JANUARY 17, 2013.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

**Houma-Terrebonne Regional Planning Commission**  
**Zoning & Land Use Commission**

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission**  
**Application**

ZLU13/3  
Dist. 1

Name: Terrebonne Parish School Board - Philip Martin, Superintendent  
Address: 201 Stadium Drive Houma, LA 70360  
Phone: 985-876-7400

Application For: \_\_\_\_\_ Planning Approval \_\_\_\_\_ Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ x \_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 2161 Grand Caillou Road Houma, LA 70363 in a  
C-3 Zoning District. The legal description of the property involved in this application  
is: See attached

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes x No

Applicant's interest in the premises affected: visitor and faculty parking

Approximate cost of work involved: concrete paving: \$770,000

Explanation of property use: Grand Caillou Middle School

Plot Plan attached: \_\_\_\_\_ Yes x No Drainage Plan attached: \_\_\_\_\_ Yes x No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes x No

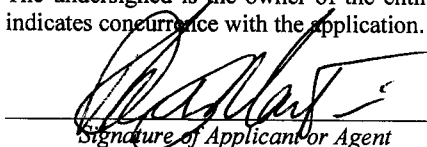
Address of adjacent property owners:

1. See attached 2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature of Applicant or Agent

(985) 876-7400  
Phone Number

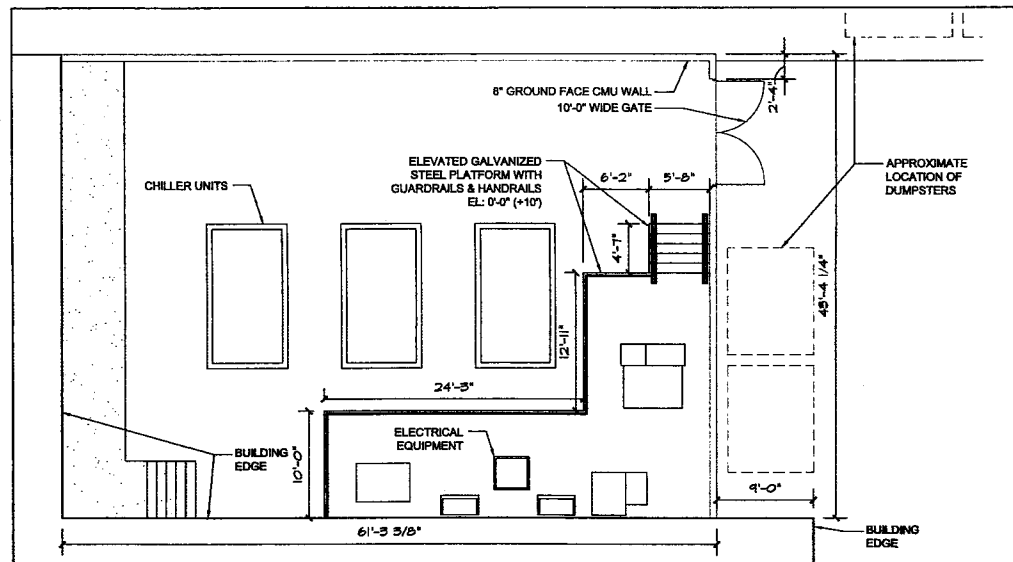
The undersigned is the owner of the entire land area included in the proposal and, in signing,  
indicates concurrence with the application.

  
Signature of Applicant or Agent

01/24/2013  
Date

Revised 3/30 06

ZLU/  
EI



## 2 CHILLER YARD

1/8" = 1'-0"

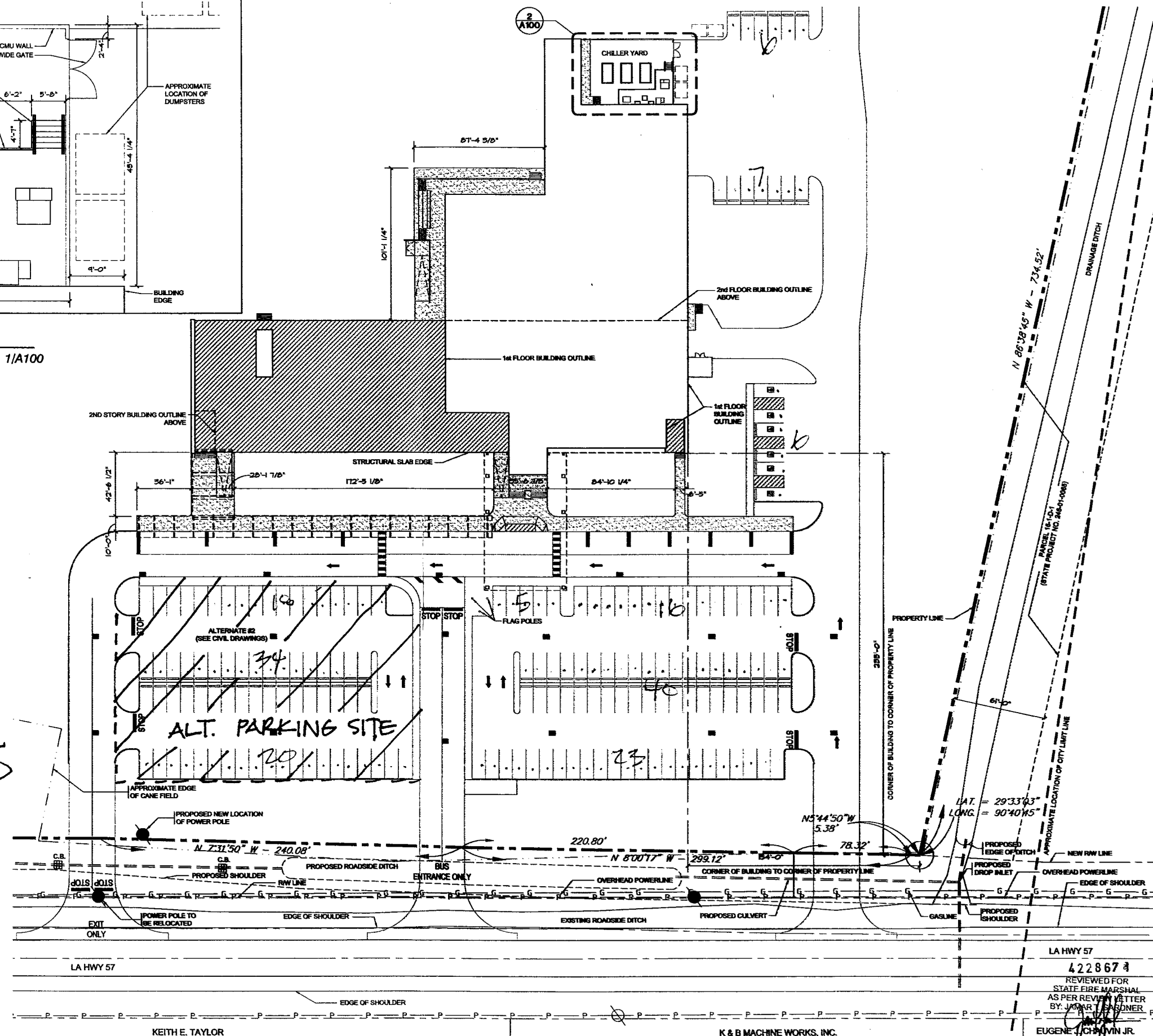
RE: SHEET 1/A100

PARKING COUNT:

103 (102 REQ.)

72 (ALT. PARKING SITE)

175 (TOTAL OF PROPOSED  
& FUTURE EXPANDED)



## 1 SITE PLAN

1/32" = 1'-0"

RE: SHEET

THE MERLIN GROUP LTD.  
A PROFESSIONAL CORPORATION  
ARCHITECTURE ■ CONSTRUCTION  
P.O. BOX 7013 ■ HOUMA, LOUISIANA 70361 ■ (985) 876-4218  
www.merling.com



# GRAND CAILLOU NEW MIDDLE SCHOOL

2181 GRAND CAILLOU ROAD

HOUMA, LA 70363

NO.	REVISION	DATE
1	REV. SET	8/28/02

DRAWN BY: MG LTD  
CHECKED BY: MG LTD  
PROJECT NUMBER: 2010.03  
SHEET TITLE

## SITE PLAN

SHEET NO.  
**A100**

LA HWY 57  
4228674  
REVIEWED FOR  
STATE FIRE MARSHAL  
AS PER REVIEW LETTER  
BY: JIMMY T. FASNER  
EUGENE L. CHAMVIN JR.

*Houma-Terrebonne Regional Planning Commission*  
*Zoning & Land Use Commission*  
P.O. Box 1446  
Houma, LA 70361  
(985)873-6793

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

RON COLLIE CONSTRUCTION  
Applicant's Name

226 WALLACE JOSEPH DR GRAY LA 70359  
Address City State Zip Code

2/5/13 (985) 856-5878  
Date Telephone Number(s)

OWNER  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: MONARCH DUPLEXES
2. Location: 376 & 378 MONARCH DRIVE, HOUMA, LA
3. Zoning District: R-3
4. Total Land Area: 0.50 ACRES
5. Total Number of Units: 4
6. Gross Floor Area: 4,600 SQ. FT.
7. Total Parking Spaces Provided: 8  
Total Parking Spaces Required: 8
8. Approximate Cost of Work Involved: \$ 290,000
9. Has any previous application been made: NO        YES X  
If Yes, please describe: BUILDING PERMIT APPLICATIONS  
(2013-65384 & 2013-65383)

**ZLU**  
Planned Building Group Approval  
**E2**



**PLEASE ATTACH THE FOLLOWING INFORMATION:**

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

I (We) own 0.50 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

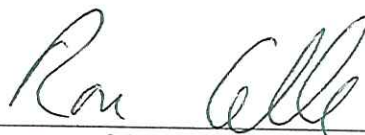


Signature of Applicant

2/5/13

Date

The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.

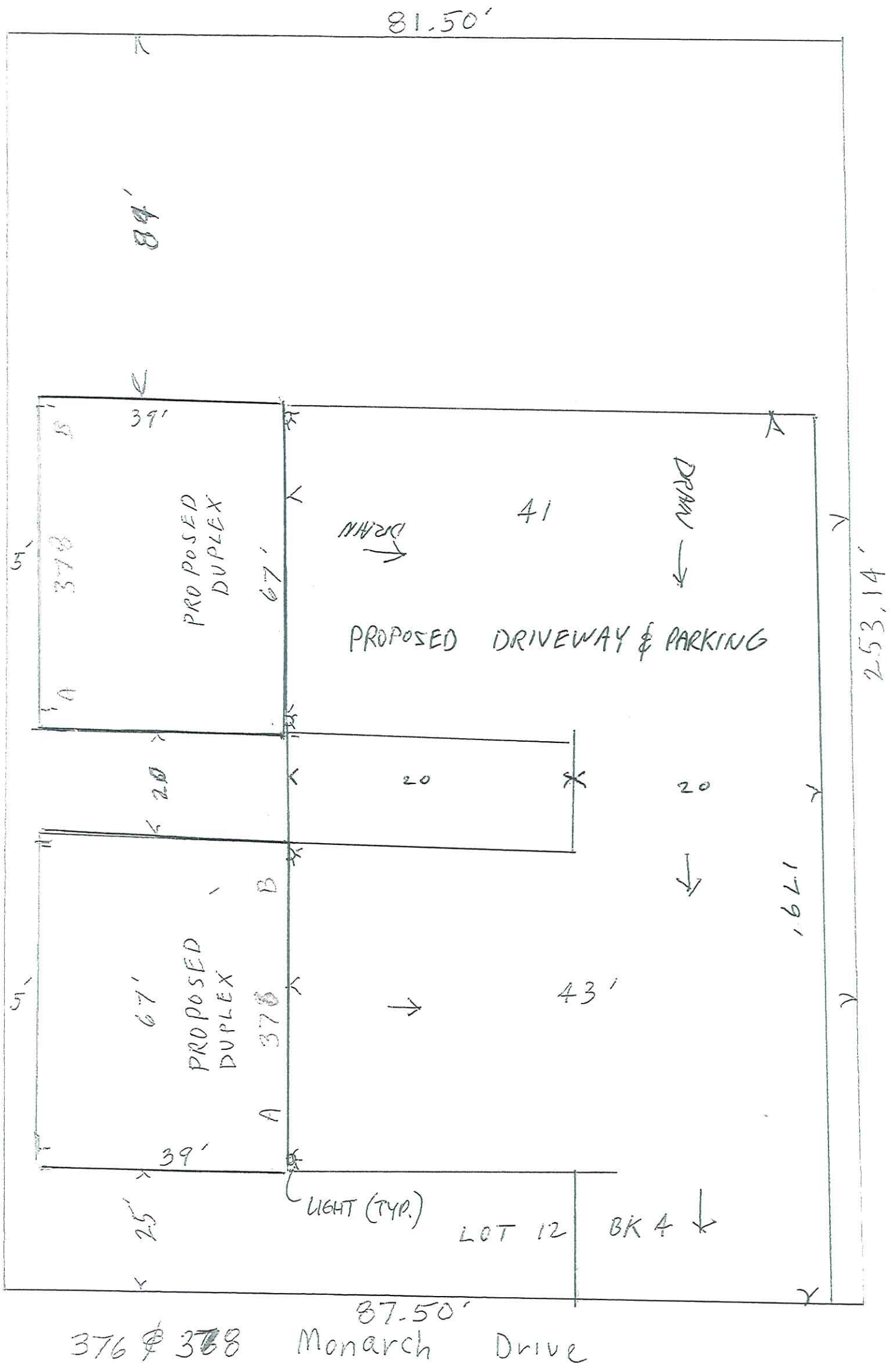


Signature of Owner or Authorized Agent

2/5/13

Date

# PLOT PLAN



# PRELIMINARY HEARING ONLY

PUBLIC HEARING  
scheduled for:

*Thursday, March 21, 2013*

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*@ 6:00 p.m.*

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*ZLU/E3*



ZLU13/4  
Dist. 6

***Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission***

*P.O. Box 1446*

*Houma, Louisiana 70361-1446*

*Bus (985) 873-6793 - Fax (985) 580-8141*

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 2/5/13

DOUGLAS PATTERSON  
Applicant's Name

4811 HWY 311 HOUMA LA 70360  
Address City State Zip

(985) 688-1362  
Telephone Number (Home) (Work)

OWNER  
Interest in Ownership (Owner, etc.)

4811 HWY 311 HOUMA LA 70360  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

LOTS AS TRACT "A-B-G-H-A" AND TRACT "C-D-E-F-C" AS SHOWN ON "MAP SHOWING SURVEY OF TRACT "A-1", LOCATED IN SECTION 101 & 102 T17S R17E CB 1661/28

Zoning Classification Request:

From: OL To: R-1 & C-3 (BATTURE)

Previous Zoning History: X No Yes

If Yes, Date of Last Application: \_\_\_\_\_



AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ ERROR. There is a manifest error in the ordinance.

\_\_\_\_\_ CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

X \_\_\_\_\_ INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

\_\_\_\_\_ SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. LEGAL PLAT OF PROPERTY TO BE REZONED: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- Land area to be affected including legal description;
- Present zoning classification of area to be affected and zoning classification of abutting districts;
- Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- Locations of all existing and proposed structures with supporting open facilities;
- The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. MARKET INFORMATION: Applicable only if the following conditions are met:

- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) acres;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.



5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

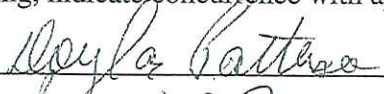

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

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2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

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**APPLICATION FEE SCHEDULE**

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

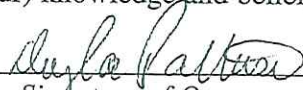
Minimum Charge - \$25.00;

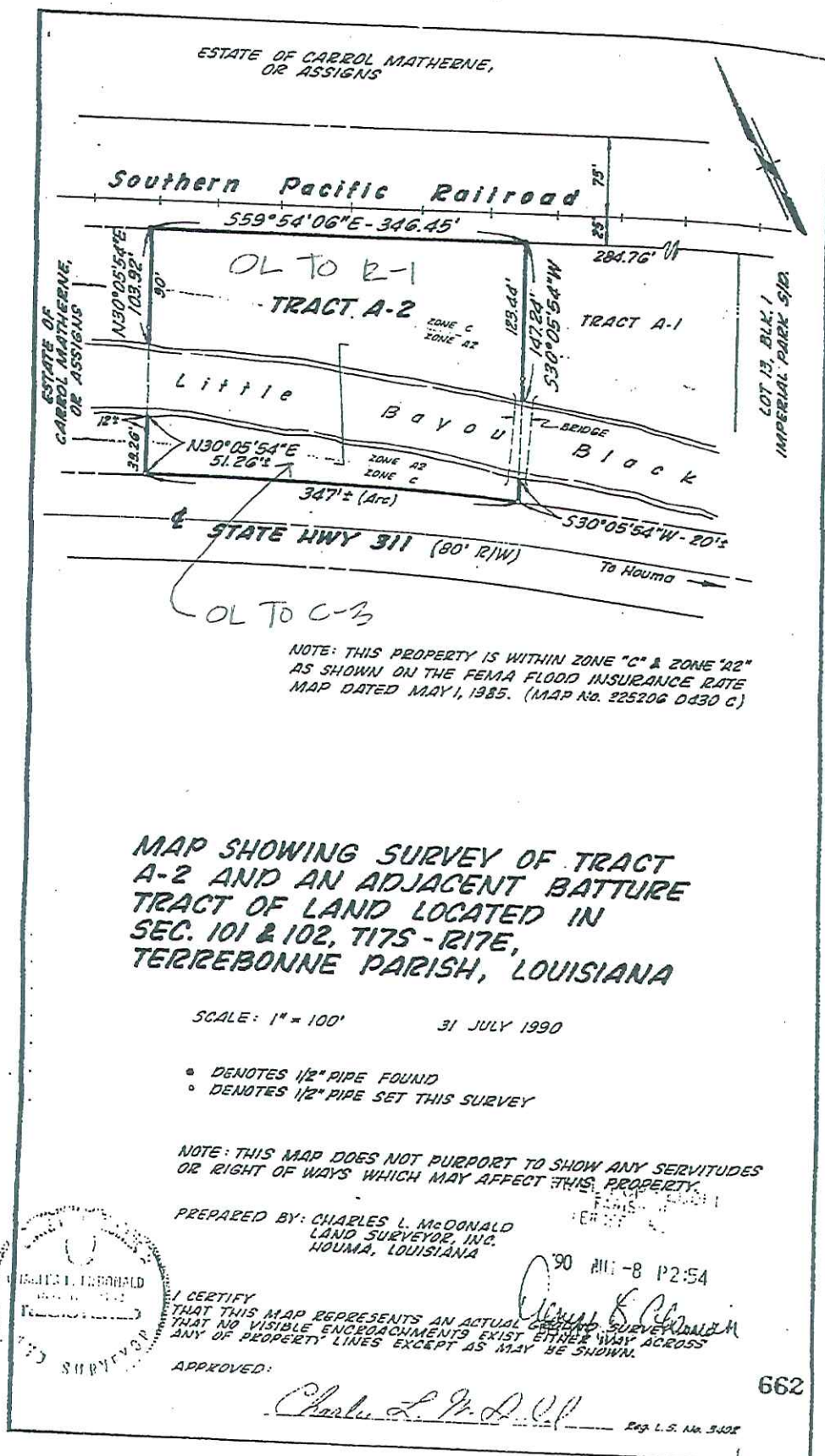
Maximum Charge - \$100.00

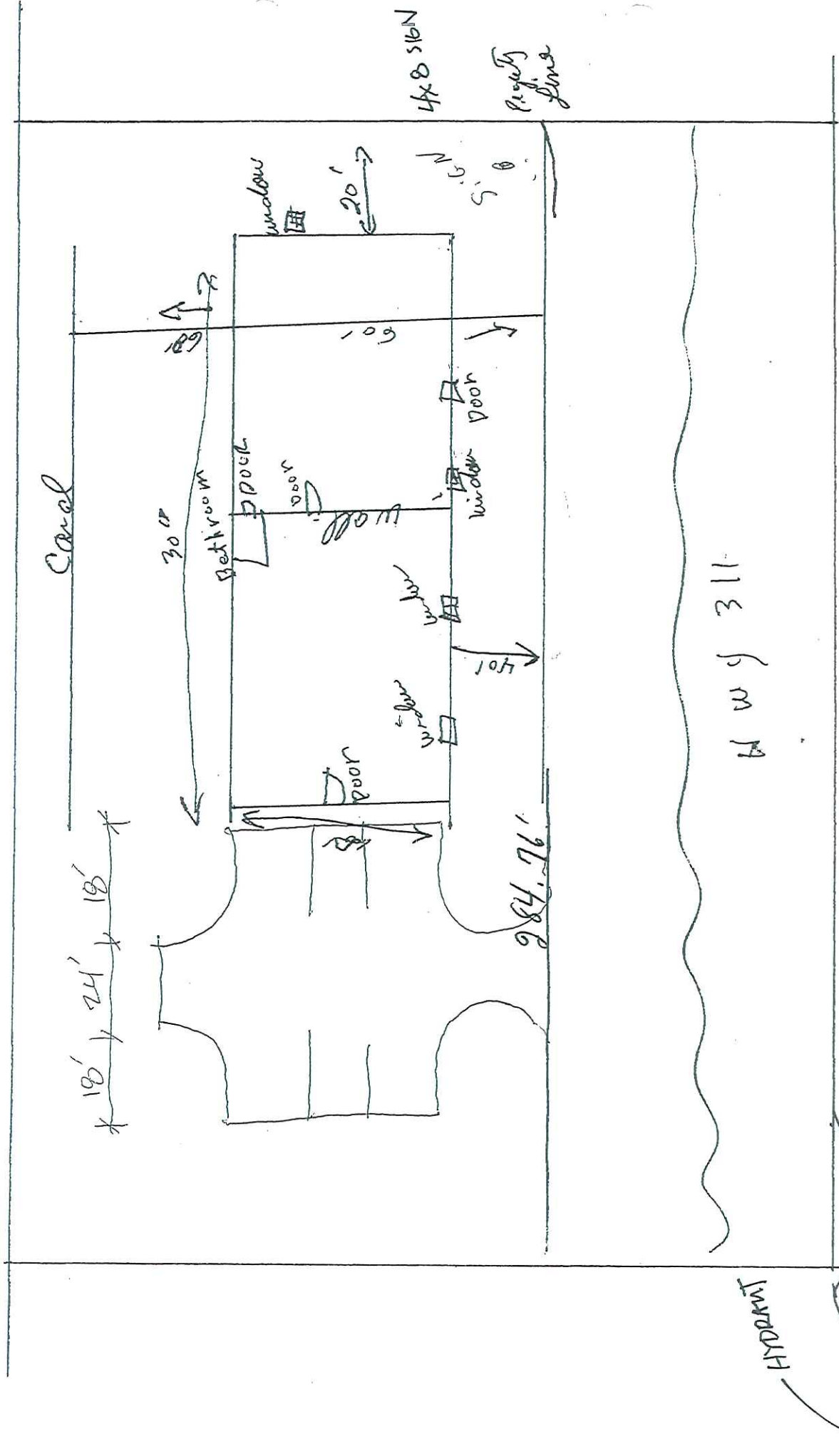
I (We) own 11.5 acres. A sum of \$28.50 dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

  
 Signature of Owner or Authorized Agent





CAPITAL BLVD  
+/- 200' TO HYDRANT



**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**MEETING OF JANUARY 17, 2013**

- A. The Chairman, Dr. L. A. “Budd” Cloutier, Jr., called to order the regular meeting of January 17, 2013 of the Houma-Terrebonne Regional Planning Commission (HTRPC) at 6:35 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Gerald Schouest.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice Chairman; Mr. Gerald Schouest; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present were Mr. Patrick Gordon, Director and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. ACCEPTANCE OF MINUTES:
1. Mr. Ostheimer pointed out a mistake on Item G.6(f) of the minutes.  
  
Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC accept the minutes, as revised, for the Regional Planning Commission for the regular meeting of December 20, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  2. Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC accept the minutes, as written, for the Zoning & Land Use Commission for the regular meeting of December 20, 2012.”  
  
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. Mrs. Williams moved, seconded by Mr. Schouest: “THAT the HTRPC emit payment for the January 17, 2013 invoices and approve the Treasurer’s Report of December 2012.”  
  
The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. COMMUNICATIONS: None.
- Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC deviate from the agenda to allow Mr. Lee Shaffer, landowner, to express concerns with regard to the Master Thoroughfare Plan (Item J.3).”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
    - The Chairman recognized Mr. Lee Shaffer, 2678 Hwy. 311, who stated they owned property off of Highway 311 that would be impacted by the future Valhi Boulevard Extension. He expressed the desire to push the road as far back as possible as to not take away their useable land.
    - Mr. Clay Breaud, GSE Associates, LLC, stated they were trying to get a wetland delineation done in order to determine where the wetlands were and would re-evaluate. He stated they wished to get this roadway into the Master Thoroughfare Plan and were flexible enough to move the line.
  - Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC return to the regular order of business.”  
  
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

F. OLD BUSINESS:

Mr. Kelley moved, seconded by Mrs. Williams: “THAT the HTRPC remove Old Business Item F1 from the table to be considered at this time.”

The Chairman called for a vote on the motion offered by Mr. Kelley. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

1. The Chairman stated the next item on the agenda under Old Business was an application requesting engineering approval for Process C, Major Subdivision, for Sugar Pointe Commercial Park.

- a) Mr. Gordon discussed an agreement between the Terrebonne Parish Council and the Developer dated March 18, 2008 with regard to Sugarwood Subdivision, Addendum No. 5 to extend Ravensaide Drive to Valhi Boulevard.
- b) Discussion was held with regard to not moving forward until the zoning is taken care of, Administration’s authority to enforce the road construction and agreement, the proposed commercial park when the zoning matter is not yet rectified in the area, inability to anyone purchasing the lots to obtain a commercial building permit if not rectified, and infrastructure being set up for commercial purposes.
- c) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 14, 2013 with regard to the punch list items for the development [See *ATTACHMENT A*].
- d) Mr. Terral Martin, GSE Associates, LLC, stated they would comply/resolve all punch list items.
- e) Mr. Schouest moved, seconded by Mr. Kelley: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Pointe Commercial Park conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s letter dated January 14, 2013 [See *ATTACHMENT A*] and a notation be placed on the plat that the property, at the present time, is not zoned commercial.”

The Chairman called for a vote on the motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. APPLICATIONS:

1. The Chairman called to order the Public Hearing for an application by Annie 1, LLC for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing Mr. Shaw, discussed the location and division of property.
- b) No one from the public was present.
- c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff recommended conditional approval provided drainage calculations are submitted for the Minor Subdivision and a memo or email from Engineering documents the same, drainage arrows are depicted on Lots 2-F through 2-J, and addresses are illustrated on all lots.
- e) Mr. Erny moved: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park as per Staff’s recommendation.” *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*

- f) Discussion was held with regard to whether it was legal for Mr. Erny to vote on this matter since he was an adjacent property owner. It was determined that Mr. Erny sold the property and was no longer an adjacent property owner.
- g) Discussion was held with regard to whether or not a Minor Subdivision applied to this particular development and if it met the requirements of a Minor Subdivision.
- h) Ms. Schexnayder stated no studies were submitted for these lots.
- i) Discussion ensued with regard to concerns of the overall development and meeting the criteria for minor subdivisions and requiring a drainage study for the entire property.
- j) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC table the application for Process D, Minor Subdivision, for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park until the next regular meeting of February 21, 2013."
- k) Discussion was held with regard to Minor Subdivisions and definition of the same and this matter not meeting that definition.
- l) Mr. Erny offered a substitute motion: "THAT the HTRPC grant approval of the application for Process D, Minor Subdivision for Lots 2-F thru 2-J & Revised Lot 2, Addendum No. 1 to North Terrebonne Commercial Park as per Staff's recommendation." *THE CHAIRMAN DECLARED THE MOTION FAILED DUE TO LACK OF A SECOND.*
- m) Discussion was held with regard to Engineering not having any information to give as to whether this development meets the S.D.D.M. requirements and the necessity of it being tabled.

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: Mr. Erny; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. *THE CHAIRMAN DECLARED THE MOTION ADOPTED.*

2. The Chairman called to order the Public Hearing for a conceptual and preliminary application for Process C, Major Subdivision (Road Project), for a proposed public street on Tract L-1, Property belonging to Terrebonne Parish Consolidated Government.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the Developer, discussed the location and division of property.
- b) The Chairman recognized Mr. Jimmy Martin, 142 West 104<sup>th</sup> Street, Cut Off, who questioned whether he would have access to his property from the boulevard rather than having to go the entire length of the street and make a u-turn to access his property.
- c) Discussion was held with regard to a curb cut through the boulevard for accessibility and for the need of a turn-around.
- d) Discussion ensued with regard to this matter being for a roadway only with no gas lines, waterlines, etc.
- e) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. *THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.*

- f) Mr. Gordon discussed the Staff Report and stated Staff would recommend approval.
- g) Mr. Ostheimer moved, seconded by Mr. Kelley: "THAT the HTRPC grant conceptual and preliminary approval of the application for Process C, Major Subdivision (Road Project), for a proposed public street on Tract L-1, Property belonging to Terrebonne Parish Consolidated Government."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None;

ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

3. The Chairman called to order the Public Hearing for a Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC.

- a) Mr. Kevin Rizzo, T. Baker Smith, Inc., representing the Developer, discussed the location and division of property.
- b) No one from the public was present to speak.
- c) Mrs. Williams moved, seconded by Mr. Ostheimer: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mr. Gordon discussed the Staff Report and stated Staff would recommend conditional approval provided the waterline is installed to Waterworks’ specifications, an additional fire hydrant is installed, street lights are depicted on the plat or installed, addresses be depicted on the plat, and drainage calculations be submitted to the Terrebonne Parish Engineering Division for review and approval.
- e) Discussion was held with regard to there being a fire hydrant across the street and within the regulations but may be cumbersome to get should to a fire occur.
- f) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC conditioned upon a waterline being installed to Waterworks’ specifications, street lights are depicted on the plat or installed, addresses be depicted on the plat, and drainage calculations be submitted to the Terrebonne Parish Engineering Division for review and approval as well as to suggest the installation an additional fire hydrant.”
- g) Discussion was held with regard to flooding in the vicinity, Prospect being a state highway where the flooding occurs, and whether the matter should be reviewed as a redivision rather than a minor subdivision.
- h) Discussion ensued with regard to whether the property is a legal lot and that it is sandwiched between all roads. Discussion ensued with regard to the Developer showing all infrastructure provided to determine whether it would need minor subdivision or redivision approval.
- i) Mr. Schouest offered a substitute motion, seconded by Mr. Elfert: “THAT the HTRPC table the application for Process D, Minor Subdivision, for the Division of Tract C-1 and Tract C-2, Property belonging to Village East Shopping Center, LLC until the next regular meeting of February 21, 2013 in order to get answers as to redefine as a re-subdivision or a minor subdivision.”

The Chairman called for a vote on the substitute motion offered by Mr. Schouest. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE SUBSTITUTE MOTION ADOPTED.

4. The Chairman stated the next item on the agenda under Applications was an application requesting engineering approval for Process C, Major Subdivision, for Sugar Mill Olde Towne, Addendum No. 1, Phase B.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 15, 2013 with regard to the punch list items for the development [See *ATTACHMENT B*].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, stated this subdivision had come to the Planning Commission previously but had to be resubmitted due to time restraints. He stated they would comply/resolve all punch list items.

- c) Mr. Erny moved, seconded by Mr. Kurtz: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for Sugar Mill Olde Towne, Addendum No. 1, Phase B conditioned upon the Developer complying/resolving all punch list items per the Terrebonne Parish Engineering Division’s letter dated January 15, 2013 [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- 5. The Chairman stated the next item on the agenda under Applications was an application requesting engineering approval for Process C, Major Subdivision (Road Project), Don Felipe Boulevard.

- a) Ms. Joan Schexnayder, Terrebonne Parish Engineering Division, read a letter dated January 9, 2013 with regard to the punch list items for the development [See *ATTACHMENT C*].
- b) Mr. Brandon Arceneaux, David A. Waitz Engineering & Surveying, Inc., representing the Developer, requested variances for punch list items 8, 9, 11.a, 11.b, and 14.
- c) Discussion was held concerning the variance request and it was determined that items 8 and 9 could be worked out with the Engineering Division. Discussion ensued with regard to the variance request for items 11.a, 11.b, and 14 and the proposal only being for a roadway and the lots being previously developed and utilities provided for.
- d) Mr. Elfert moved, seconded by Mr. Erny: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision (Road Project), for Don Felipe Boulevard with a variance granted for punch list items 11.a, 11.b, and 14 due to the lots already being approved with utilities and this matter was for a roadway only and conditioned upon the Developer complying/resolving the remaining punch list items per the Terrebonne Parish Engineering Division’s letter dated January 9, 2013 [See *ATTACHMENT C*].”

The Chairman called for a vote on the motion offered by Mr. Elfert. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier and Mr. Ostheimer; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### H. STAFF REPORT:

- 1. Mr. Gordon discussed the American Planning Association’s National Conference to be held April 13-17, 2013 in Chicago, Illinois and stated he was attending and encouraged others to attend as well.

#### I. ADMINISTRATIVE APPROVALS:

Mr. Erny moved, seconded by Mrs. Williams: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

- 1. Redivision of Tract C along Hwy. 24 within the Evergreen Plantation, Section 1, T16S-R16E, Terrebonne Parish, LA
- 2. Survey of Tracts 1 & 2, A Redivision of Property belonging to Concerned Clergy & Laity of Christian Churches, Inc., Section 6, T17S-R17E, Terrebonne Parish, LA

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

#### J. COMMITTEE REPORTS:

- 1. Subdivision Regulations Review Committee:
  - a) Mr. Ostheimer stated they had a meeting with Greg Bush, Public Works Director, with regard to the freeboard requirement being necessary for eroding banks and fences around ponds being a liability issue.
  - b) Mr. Ostheimer stated they had further discussions on minor subdivisions (Process D) and re-subdivisions (Process A) and the difference between them as well as drainage calculations requirements of the same.

- c) Mr. Gordon stated they may start requiring drainage calculations be done before submitting for minor subdivisions and he will send letters to all the Surveyors and Engineers informing them of the stricter process they will be following for submittals.
  - d) Discussion was held with regard to what the regulations state and what the definition of a re-subdivision is.
- 2. Comprehensive Master Plan Update:
  - a) Mr. Gordon stated the plan has been submitted to the Terrebonne Parish Council the previous Monday night and they have called for two (2) Public Hearings for the month of February.
- 3. Master Thoroughfare Plan Committee Update:
  - a) Mr. Clay Breaud, GSE Associates, LLC, stated they wished to get the Master Thoroughfare Plan adopted and move forward.
  - b) Mr. Ostheimer moved, seconded by Mrs. Williams: “THAT the HTRPC accept the Master Thoroughfare Plan as presented with the understanding that some issues are to be investigated and will be reported back to the Commission at the April meeting or before.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- 4. Fire Protection Committee (Resolution Review) Update:
  - a) Mr. Gordon stated there was a meeting planned for Friday, January 18, 2013 at 11:00 am in the 6<sup>th</sup> Floor Council Conference Room.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments: None.
- 2. Chairman’s Comments: None.

L. PUBLIC COMMENTS: None.

- M. Mrs. Williams moved, seconded Mr. Erny: “THAT there being no further business to come before the Houma-Terrebonne Regional Planning Commission, the meeting be adjourned at 8:29 p.m.”

The Chairman called for a vote on the motion offered by Mrs. Williams. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mrs. Williams; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Becky M. Becnel, Minute Clerk*  
*Houma-Terrebonne Regional Planning Commission*



P. O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P. O. BOX 2768  
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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 14, 2013  
2nd Review  
Item F-1

TO: Pat Gordon  
FROM: Gregory E. Bush, LTC, USA, Retired  
SUBJECT: Sugar Pointe Commercial Park  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3 Location of sewer force main not shown on plan profile. The force main is located in the 10ft TPCG sewer servitude along Valhi Boulevard.
  - b. V.C. No backup provided for CN value used in the design of Valhi Boulevard. Excerpts from the calculations should be provided.
  - c. V.C.11, 24.5.4.8.2,3 Future driveway culvert type not shown on plat.
  - d. VIII.A. Cross Sections of outfalls are required showing proper servitudes are provided. This is on both outfalls. The outfalls are existing and cross-sections would verify that the proper servitudes exist.
  - e. VIII.A. Access to outfall should be provided. The plans provided by GSE show at the end of the culvert from Lansdown Drive that the ditch is outside of the right-of-way and therefore TPCG does not have access to the outfall.
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Electric Utility
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

GEB/jes

Attachment

cc: Tom Bourg  
Philip Liner  
Robert E. Williams, Jr.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File





P. O. BOX 6097  
HOUMA, LOUISIANA 70361  
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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 15, 2012  
1<sup>st</sup> Review  
Item G-4

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired

SUBJECT: Sugar Mill Olde Towne Add. No. 1, Phase B  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.3.4.7 Plat shall show boundary of subdivision with bearings and distances.
2. 24.7.1.4 Insufficient information provided to demonstrate the lots and structures comply with the requirements for an RPUD.
3. 24.7.6.1.7 Street Name signs should be placed at the intersection of Rue Saia and Rue St. Sydney.
4. 24.7.6.1.10 Standard plans CP-01 and R-CB-11 are out of date.
5. 24.7.6.2.6 Does not conform to the SDDM:
  - a. V.A.3 Finished centerline slopes are below the minimum of 0.35%.
  - b. V.A.3 Hydraulic grade line not provided on plan profile.
  - c. V.A.3 No plan profile provided of alleys.
  - d. V.A.3 Finished grade at right-of-way not provided on plan profile.
  - e. V.A.4 Drainage map does not show discharge point of all areas.
  - f. V.A.8 Cross section at 100' intervals not provided.
  - g. V.B.2 Culverts having a diameter less than 48" shall have a 50 year service life.
  - h. V.D.8 All drainpipes under the roadway shall be joined in conformance with LaDOTD Type 3 joints.
  - i. VI.A.27 Written restriction on final plat stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain should be on the plat.
  - j. VI.A.28 All outfall right of ways should be shown on plat or separate right of way documents should be provided.
  - k. Profile of all ditches not provided.



6. 24.5.4.6.7 Approval letters should be provided from the following utilities:
  - a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Electric Utility
7. 24.7.6.1.8 Fire hydrant needs to be placed to cover Rue St. Courtney.
8. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
9. 24.7.6.4 No benchmarks were provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

GEB/jes

Attachment

cc: Tom Bourg  
Philip Liner  
David A. Waitz, P.E.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

January 9, 2013  
1st Review  
Item G-5

TO: Pat Gordon  
FROM: Gregory E. Bush, LTC, USA, Retired  
SUBJECT: Don Felipe Boulevard  
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.4.7.1 Name of proposed development not shown on plat.
2. 24.5.4.7.6 Proposed street name not shown on plat.
3. 24.5.4.7.7 Columbia Gulf Pipeline right-of-way not shown on plat.
4. 24.5.4.7.8 Section lines which cross the proposed subdivision are not shown on the plat.
5. 24.5.4.7.8 Final Plat must show bearings and distances for subdivision boundary as a loop.
6. 24.5.4.8 Existing contours at one foot intervals should be shown on final drainage plan.
7. 24.7.2.1.b More detail needed on pavement section.
8. 24.7.6.1.6 No turnaround provided.
9. 24.7.6.1.6 No access provided for Lot 3-A.
10. 24.7.6.2.6 Does not conform to the SDDM
  - a. IV.G Elevation not referenced to the latest vertical datum.
  - b. V.A.1 Existing site plan should be provided.
  - c. V.A.3 Plan/profile sheets should include hydraulic gradient, finished grade at right of way, and dimensions of all servitudes.
  - d. V.A.4 Onsite tailwater elevation should be determined by routing flow.

- e. V.B.8 All drainpipes under roadway should be joined in conformance with LaDOTD Type 3 joints.
  - f. V.B.11 No inlet spacing calculations provided.
  - g. V.B.12 No culvert calculations showing velocity, hydraulic clearance, tied in as a system, etc.
  - h. VI.A.27 Written restriction on final plat stating that no structure, fill, or obstruction shall be located within any drainage easement or delineated flood plain.
  - i. VI.A.28 All outfall right of ways should be shown on plat or separate right of way documents should be provided.
  - j. No plan and profile provided for all ditches.
11. 24.5.4.6.7 No approval letter from the following:
- a. Waterworks
  - b. Gas Utility
  - c. Department of Health and Hospitals
  - d. Electric Utility
12. 24.5.4.6.7 Letter from Pollution Control was received and is attached.
13. 24.7.5.2 No approval from TPCG Utilities for street lights provided.
14. 24.7.6.1.8 No fire hydrants provided.
15. 24.7.6.4 No benchmarks were provided.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact Joan Schexnayder if you have any questions or comments.

GEB/jes

cc: Tom Bourg  
Philip Liner  
David Waitz, P.E., P.L.S.  
Planning Commission  
Engineering Division  
Reading File  
Council Reading File



*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land  
☒ Re-Subdivision
- B. ☐ Mobile Home Park  
☐ Residential Building Park
- C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- D. ☐ Minor Subdivision  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final

☐ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: TRACTS 1-A THRU 9-A & REVISED TRACT "A", SCOTTY AUCOIN ET UX PROPERTY
2. Developer's Name & Address: SCOTTY AUCOIN, 510 BAYOU DULARGE ROAD, HOUMA, LA  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 510 BAYOU DULARGE ROAD, HOUMA, LA 70363
5. Location by Section, Township, Range: SECTION 32, T18S-R17E
6. Purpose of Development: CREATE 10 tracts from 1
7. Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: 1/22/13 Scale: 1"=100'
11. Council District: 7 Babine / Bayou Dularge Tric
12. Number of Lots: 10
13. Filing Fees: \$155.55

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/31/13

Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: X W 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or initial 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

SCOTTY & LISA AUCOIN

Print Name of Signature

1/31/13

Date

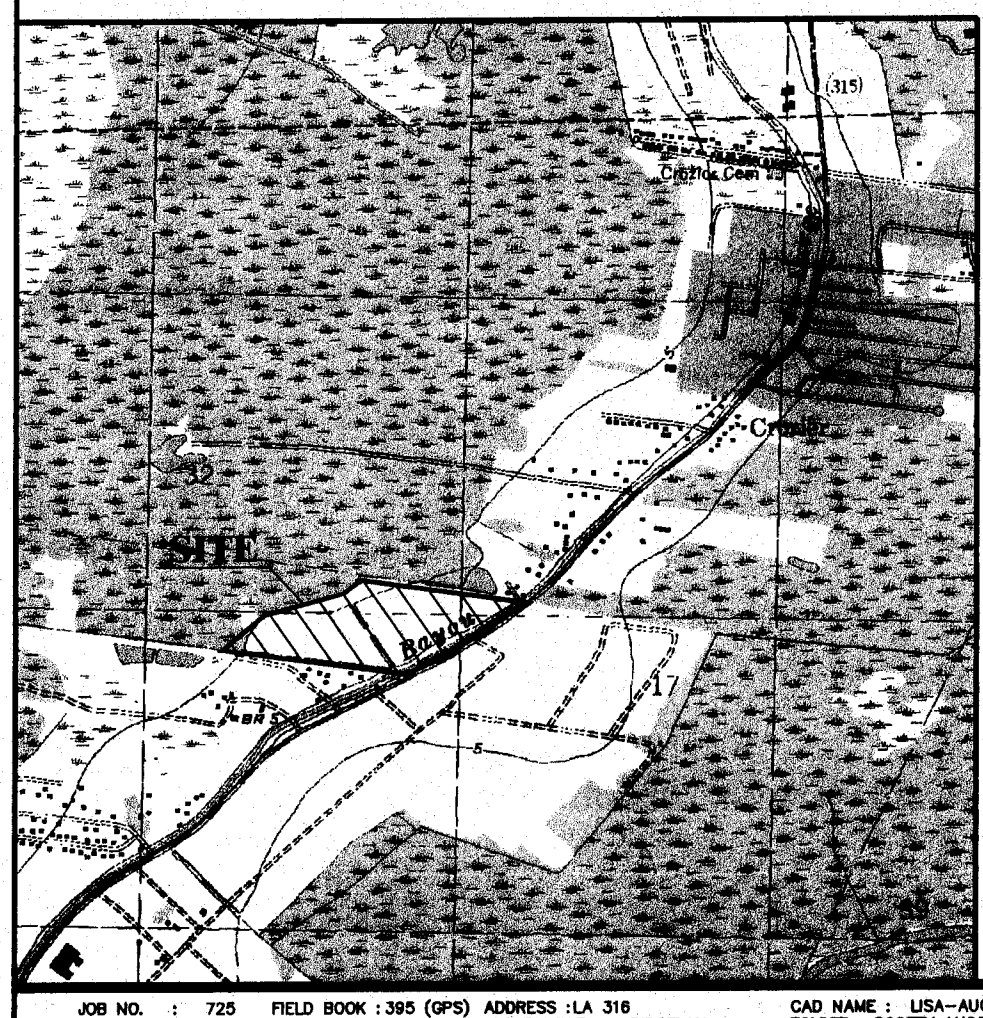
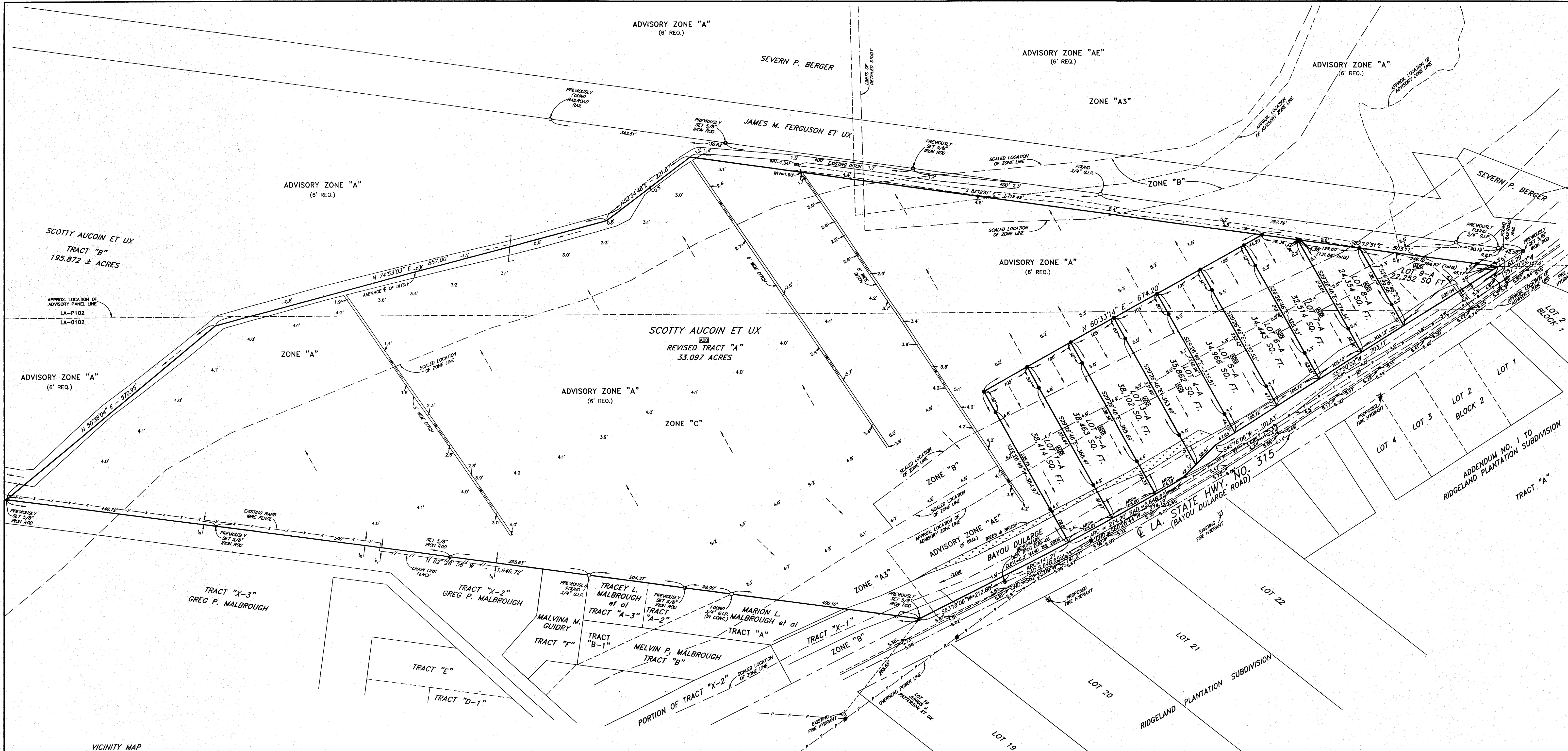
[Signature]  
Signature

PC13/ 2 - 1 - 6

Record # 7

Revised 3/25/2010





JOB NO. 720 FIELD BOOK 139 (PFS) ADDRESS - LA 318  
DRAWN BY: KM PAGES: 2 SURVEY FILE: RIDGELAN  
CAD NAME: LISA-AUCOIN-REV-PC2  
FOLDER: SCOTTY AUCOIN

THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING SERVITUDES, RIGHTS-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS WHICH MAY AFFECT THIS TRACT.

THESE TRACTS ARE LOCATED IN ZONES "C" "B" "A" & "A3" AS SHOWN ON FEDERAL EMERGENCY AGENCY MANAGEMENT MAP, COMMUNITY NO. 225206 PANEL NO. 0270, SUFFIX "C", AND DATED MAY 19, 1985. (BASE FLOOD REQ. FOR ZONE "A3" IS 5'). F.E.M.A. 2006 ADVISORY PANEL NOS. LA-0102 & LA-P102 PLACE A PORTION OF THIS PROPERTY IN ZONES "A" & "AE" WITH A BASE FLOOD REQUIREMENT OF 6'.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS PROPERTY DRAINS TO BAYOU DULARGE WHICH IS MAINTAINED BY THE STATE OF LOUISIANA, TO VARIOUS DITCHES ON THE PROPERTY AND THEN TO THE SWAMP IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 741532 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 5/8" IRON ROD PREVIOUSLY FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES DRAINAGE ARROWS
  - EXISTING FIRE HYDRANT
  - INDICATES MUNICIPAL ADDRESS

APPROVED AND ACCEPTED THIS DATE  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

LAND USE: SINGLE FAMILY RESIDENTIAL  
DEVELOPER: SCOTTY AUCOIN

**SURVEY OF TRACTS 1-A THRU 9-A  
& REVISED TRACT "A"**  
A REDIVISION OF TRACT "A"  
PROPERTY OF SCOTTY AUCOIN ET UX  
LOCATED IN SECTION 32, T18S-R17E,  
TERREBONNE PARISH, LOUISIANA

JANUARY 28, 2013

SCALE: 1" = 100'

*Kenneth L. Rembert*  
KENNETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.





*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 – Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A.        Raw Land  
        X   Re-Subdivision  
C.        Major Subdivision  
             Conceptual  
             Preliminary  
             Engineering  
             Final
- B.        Mobile Home Park  
             Residential Building Park  
             Conceptual/Preliminary  
             Engineering  
             Final  
D.        Minor Subdivision

       Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SURVEY OF LOTS 2-A, 2-B & 2-C, REDIVISION OF SHIRLEY D. DUPRE  
PROPERTY
2. Developer's Name & Address: SHIRLEY D. DUPRE, 4117 BAYOU ESTATES DR., BOURG, LA  
70343  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 278 TEXAS GULF ROAD
5. Location by Section, Township, Range: SECTION 41, T17S-R18E
6. Purpose of Development: CREATE 3 tracts from 1
7. Land Use:  
  X   Single-Family Residential  
       Multi-Family Residential  
       Commercial  
       Industrial
8. Sewerage Type:  
       Community  
  x   Individual Treatment  
       Package Plant  
       Other
9. Drainage:  
       Curb & Gutter  
  X   Roadside Open Ditches  
  X   Rear Lot Open Ditches  
       Other
10. Date and Scale of Map: 1/22/13 Scale: 1"=50'
11. Council District: 9 Lambert / Bourg Ave Dist.
12. Number of Lots: 3
13. Filing Fees: \$143.33

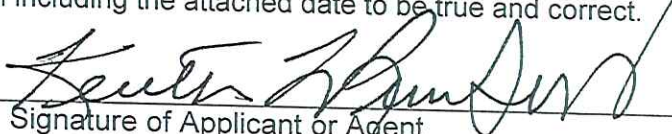
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

1/31/13

Date

  
Signature of Applicant or Agent

The undersigned certifies: x SD 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or        2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Shirley D. Dupre  
Print Name of Signature

  
Signature

2/4/13  
Date

PC13/ 2 - 2 - 7

Record # 8

**PC/H2**





*Houma-Terrebonne Regional Planning Commission*

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION  
SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. ☐ Raw Land  
☒ Re-Subdivision  
C. ☐ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☐ Final
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final  
D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SURVEY OR REVISED TRACTS 3-A AND 3-B A REDIVISION OF TRACT 3 IN HOUMA DEVELOPMENT TRACT 1 AND LOT 3 ADD. NO. 1 TO PROFESSIONAL PLAZA
2. Developer's Name & Address: LEGRACE PROPERTIES, L.L.C. 1021 CHURCH ST. HOUMA, LA 70360  
\*Owner's Name & Address: SAME  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: PROFESSIONAL DRIVE
5. Location by Section, Township, Range: IN SECTION 101, T17S-R17E
6. Purpose of Development: OWNER WANTS TO RECONFIGURE TRACTS
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☐ Industrial
8. Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: JUNE 11, 2012 SCALE: 1"=60'
11. Council District: 2 Williams / Bayou Cane Fire
12. Number of Lots: 2
13. Filing Fees: \$161.66

- I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT  
Print Applicant or Agent

JANUARY 28, 2013

Date

[Signature]  
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [Signature] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

L.J. BROWN  
FOR LEGRACE PROPERTIES, L.L.C.  
Print Name of Signature

JANUARY 28, 2013

[Signature]  
Signature

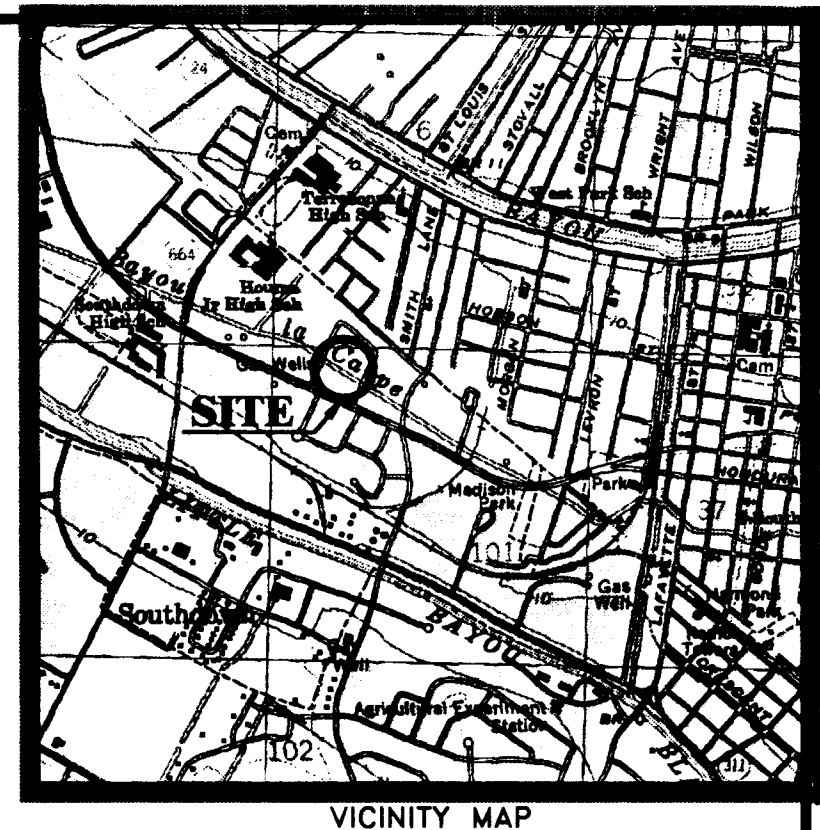
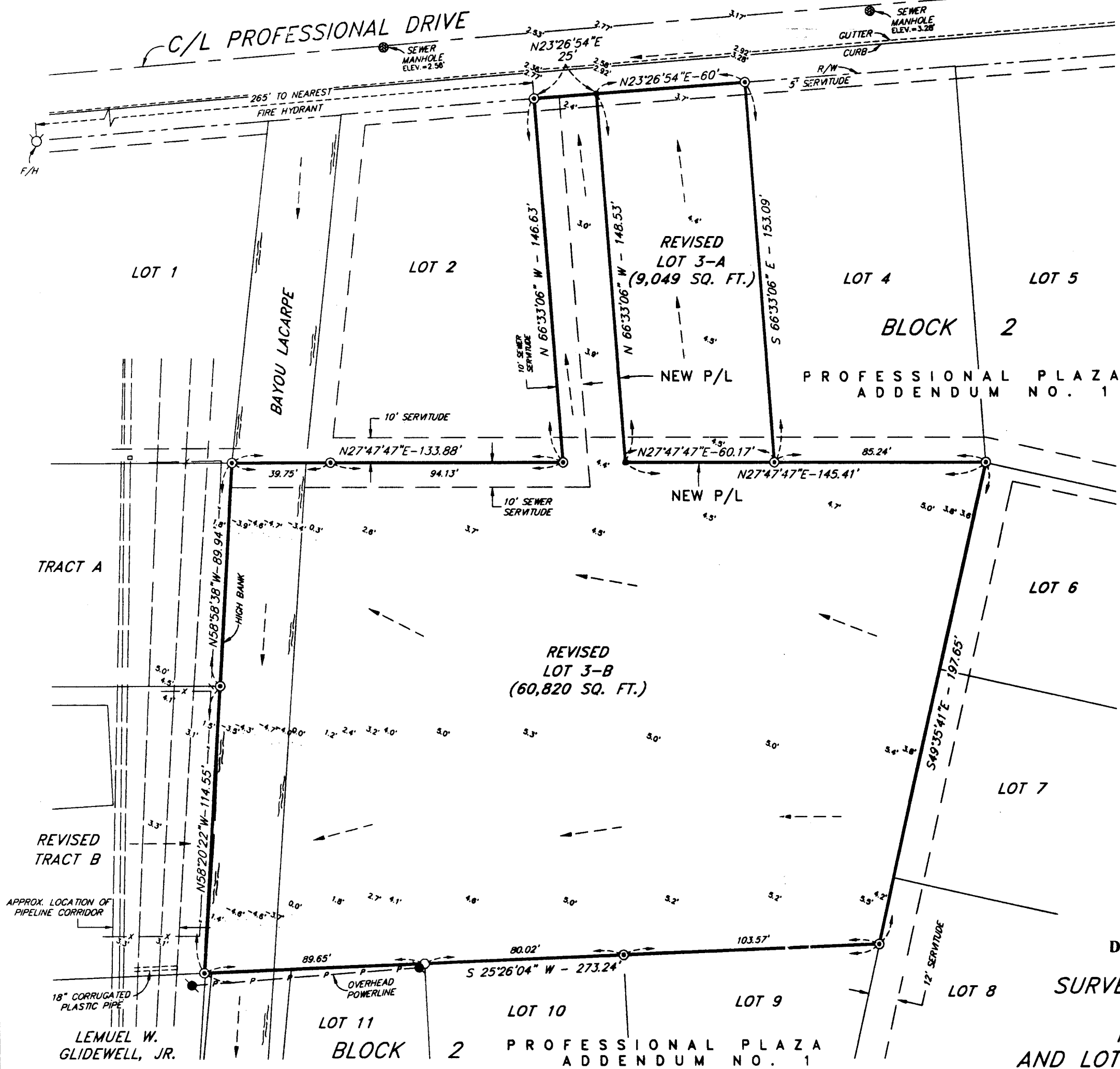
PC13/ 2 - 3 - 8

Record # 9

Revised 3/25/2010

PC/H3





- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 5/8" IRON ROD FOUND
  - INDICATES 8" SPIKE FOUND
  - EXISTING POWER POLE
  - EXISTING METAL POWER POLE
  - 3.2' INDICATES SPOT ELEVATIONS (BASED ON NAVD '88, 2006)

COMMERCIAL REDIVISION  
DEVELOPER: LEGRACE PROPERTIES, L.L.C.

**SURVEY OF REVISED TRACTS 3-A AND 3-B  
A REDIVISION OF TRACT 3  
IN HOUMA DEVELOPMENT TRACT 1  
AND LOT 3 ADD. NO. 1 TO PROFESSIONAL PLAZA  
BELONGING TO LEGRACE PROPERTIES, L.L.C.  
LOCATED IN SECTION 101, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA  
JANUARY 18, 2013 SCALE: 1" = 40'**



*Kenneth L. Rembert*  
**KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.**

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.  
THIS PLAT BASED ON MAPS RECORDED UNDER ENTRY NOS 496168 & 569734 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS HEREON ARE BASED ON SAID MAPS.  
THESE LOTS ARE LOCATED IN ZONE "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "AH" HAS A BASE FLOOD REQUIREMENT OF 7'). F.E.M.A. 2006 ADVISORY PANEL NO.5 LA-0102 & LA-R102 PLACE THIS PROPERTY IN ZONE "AH" WITH A BASE FLOOD REQUIREMENT OF 8'.  
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION  
  
BY \_\_\_\_\_ FOR \_\_\_\_\_

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND TO BAYOU LACARPE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361  
Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. ☐ Raw Land  
☐ Re-Subdivision
- B. ☐ Mobile Home Park  
☐ Residential Building Park  
☐ Conceptual/Preliminary  
☐ Engineering  
☐ Final
- C. ☒ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☒ Engineering  
☐ Final
- D. ☐ Minor Subdivision

           Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Summerfield Place Subdivision, Addendum No. 17, Phase D
- Developer's Name & Address: Sugar Rentals, LLC, 208 Venture Blvd. Houma, LA 70360  
\*Owner's Name & Address: Sugar Rentals, LLC, 208 Venture Blvd. Houma, LA 70360  
[\* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: Terral J. Martin, Jr. P.L.S.

### SITE INFORMATION:

- Physical Address: Begins at end of 306 Camille Drive
- Location by Section, Township, Range: Section 82 & 83, T17S-R17E
- Purpose of Development: Residential Subdivision
- Land Use:  
☒ Single-Family Residential  
☐ Multi-Family Residential  
☐ Commercial  
☐ Industrial
- Sewerage Type:  
☒ Community  
☐ Individual Treatment  
☐ Package Plant  
☐ Other
- Drainage:  
☒ Curb & Gutter  
☐ Roadside Open Ditches  
☐ Rear Lot Open Ditches  
☐ Other
- Date and Scale of Map: 1/10/2013, Scale 1"=50'
- Council District:  
District 6 / COH Jure
- Number of Lots: 27
- Filing Fees: \$860.00

I, Terral J. Martin Jr., certify this application including the attached date to be true and correct.

Terral J. Martin, Jr.  
Print Applicant or Agent

1-24-2013  
Date

Terral J. Martin Jr.  
Signature of Applicant or Agent

The undersigned certifies:            1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or            2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Terry Calongne  
Print Name of Signature

January 31, 2013  
Date

Terry Calongne  
Signature

PC13/ 2 - 4 - 9

Record # 10

PC  
H4  
Revised 6/25/2010

**GENERAL NOTES:**

- BEARINGS AND DISTANCES ARE REFERENCE TO THE PLAT ENTITLED:  
A. "SUMMERFIELD PLACE SUBDIVISION ADDENDUM NO. 17, PHASE C, ON PROPERTY BELONGING TO SUGAR RENTALS, LLC, LOCATED IN SECTION 103, T17S-R17E, TERREBONNE PARISH, LA." PROVIDENCE GSE ASSOCIATES, LLC AND DATED JUNE 22, 2012, REVISED SEPT. 6, 2012.  
B. "SUMMERFIELD PLACE SUBDIVISION ADDENDUM NO. 17, PHASE B, A SUBDIVISION OF PROPERTY ALONG SOUTHDOWN MANDALAY ROAD, LOCATED IN SECTION 103, T17S-R17E, TERREBONNE PARISH, LA." PREPARED BY T. BAKER SMITH & SON, INC. AND DATED NOVEMBER 2, 2003.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C SURVEY INCLUDES, BUT IS NOT LIMITED TO, SURVEYS OF RESIDENTIAL AREAS WHICH CANNOT BE CLASSIFIED AS CLASS A OR CLASS B SURVEYS.
- THE PROPERTY IS LOCATED IN ZONE "C" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #20220 0005 C, DATED MAY 19, 1985. ZONE "C" REQUIRES NO BASE FLOOD ELEVATION. THE PROPERTY IS LOCATED IN ZONE "A" AS DESIGNATED ON HURRICANE RITA SURGE INUNDATION AND ADVISORY FLOOD ELEVATION MAP NUMBER LA-0101, DATED FEBRUARY 23, 2006. ZONE "A" ADVISORY BASE FLOOD ELEVATION: +6.0' NGVD29.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PERMANENT BOUNDARY CORNERS AND BENCHMARKS TO BE SET UPON FINAL APPROVAL OF THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
- FINAL LOT ELEVATIONS TO BE SHOWN AFTER FINAL LOT GRADING.
- LAND USE TO BE SINGLE-FAMILY RESIDENTIAL.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY  
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

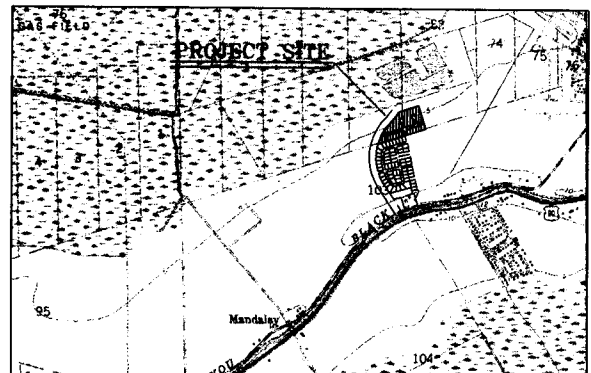
**CERTIFICATION:**  
APPROVED AND ACCEPTED THIS DATE  
BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BY  
FINAL APPROVAL

**DEDICATION OF STREETS AND UTILITY SERVITUDES**  
THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE UTILITY SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

APPROVED BY: SUGAR RENTALS, LLC  
208 VENTURE BOULEVARD  
HOUMA, LA 70360

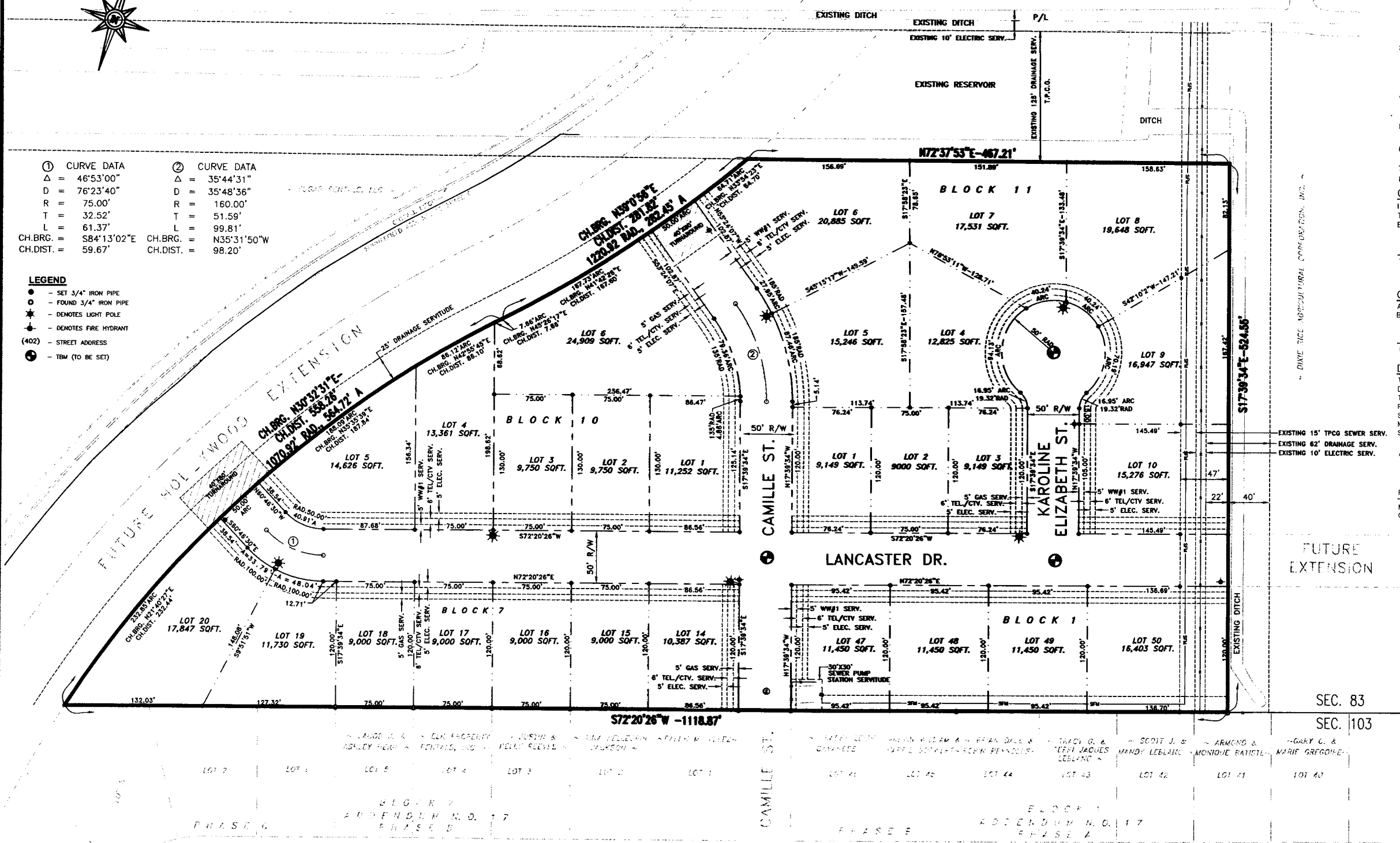
FOR:  
Mr. Rodney L. Burns, Sr.  
OWNER/DEVELOPER



**VICINITY MAP**  
SCALE: 1"=2000'

- ① CURVE DATA**  
Δ = 46°53'00"  
D = 76°23'40"  
R = 75.00'  
T = 32.52'  
L = 61.37'  
CH.BRG. = S84°13'02"E  
CH.DIST. = 59.67'
- ② CURVE DATA**  
Δ = 35°44'31"  
D = 35°48'36"  
R = 160.00'  
T = 51.59'  
L = 99.81'  
CH.BRG. = N35°31'50"W  
CH.DIST. = 98.20'

- LEGEND**
- SET 3/4" IRON PIPE
  - FOUND 3/4" IRON PIPE
  - ★ DENOTES LIGHT POLE
  - ⬮ DENOTES FIRE HYDRANT
  - (402) - STREET ADDRESS
  - ⊙ - TBM (TO BE SET)



SEC. 83  
SEC. 103

**SHEET TITLE: SUBDIVISION LAYOUT**

**ADDENDUM NO. 17, PHASE D TO SUMMERFIELD PLACE SUBDIVISION**  
SUGAR RENTALS, LLC (10.128 ACRES)  
LOCATED IN SECTIONS 82 & 83, T17S-R17E  
TERREBONNE PARISH, LOUISIANA

**PROVIDENCE/GSE**  
GSE Associates, LLC  
901 Grand Central Rd.  
Houma, LA 70363  
(850) 878-6360

**ENGINEERS + ARCHITECTS + PLANNERS + SURVEYORS**

**DATE: JANUARY 10, 2013**  
BY: T.J.M., JR.  
FOR NO.: 831-002-GSE

**SCALE: 1" = 50'**  
FILE NAME: SUMMERFIELD PHASE D SUBDIVISION PLAT.

**2 OF 41**



# Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

## APPLICATION SUBDIVISION OF PROPERTY

### APPROVAL REQUESTED:

- A. ☐ Raw Land  
☐ Re-Subdivision
- B. ☐ Mobile Home Park
- C. ☒ Major Subdivision  
☐ Conceptual  
☐ Preliminary  
☐ Engineering  
☒ Final
- D. ☐ Minor Subdivision

☐ Variance(s) (detailed description):

### THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: CAPITAL COMMERCIAL DEVELOPMENT, PHASE 4A  
TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA
2. Developer's Name & Address: 70361  
TERRE SOUTH INVESTMENTS, INC. P.O. BOX 1866, HOUMA, LA
- \*Owner's Name & Address: 70361  
[\* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

### SITE INFORMATION:

4. Physical Address: VALHI BOULEVARD & CAPITAL BOULEVARD
5. Location by Section, Township, Range: SECTION 85, T17S-R17E
6. Purpose of Development: CREATE 18 LOTS FOR SALE PURPOSES
7. Land Use:  
☐ Single-Family Residential  
☐ Multi-Family Residential  
☒ Commercial  
☒ Industrial
8. Sewerage Type:  
☐ Community  
☒ Individual Treatment  
☐ Package Plant  
☐ Other
9. Drainage:  
☐ Curb & Gutter  
☒ Roadside Open Ditches  
☒ Rear Lot Open Ditches  
☐ Other
10. Date and Scale of Map: 31JAN13
11. Council District: 6 / Bayou Cane Fire
12. Number of Lots: 8
13. Filing Fees: \$95.00

I, FLOYD E. MILFORD, III, certify this application including the attached date to be true and correct.



FLOYD E. MILFORD, III

Print Applicant or Agent

Date

2/4/13

  
Signature of Applicant or Agent

The undersigned certifies:  1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or  2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

ROBERT A. BURNS

Print Name

Date

2/4/13

  
Signature

PC13/ 2 - 5 - 10

Record # 11

Revised 5/3/07



DRIVEWAY CULVERT CHART	
BLOCK 5	
LOT #	ROADSIDE - CAPITAL BLVD.
LOT 5	15" RPVC
LOT 6	15" RPVC
LOT 7	15" RPVC
LOT 8	15" RPVC

DRIVEWAY CULVERT CHART	
BLOCK 6	
LOT #	ROADSIDE - CAPITAL BLVD.
LOT 7	15" RPVC
LOT 8	15" RPVC
LOT 9	15" RPVC
LOT 10	15" RPVC

NOTE:  
RCP & PVC ARE INTERCHANGEABLE  
OR EQUIVALENT

DEDICATION OF STREETS AND SERVITUDES  
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

AUTHORIZED OWNER

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with suburban area surveys indicated in the above standards.

CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

KENETH L. REMBERT, PLS

CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

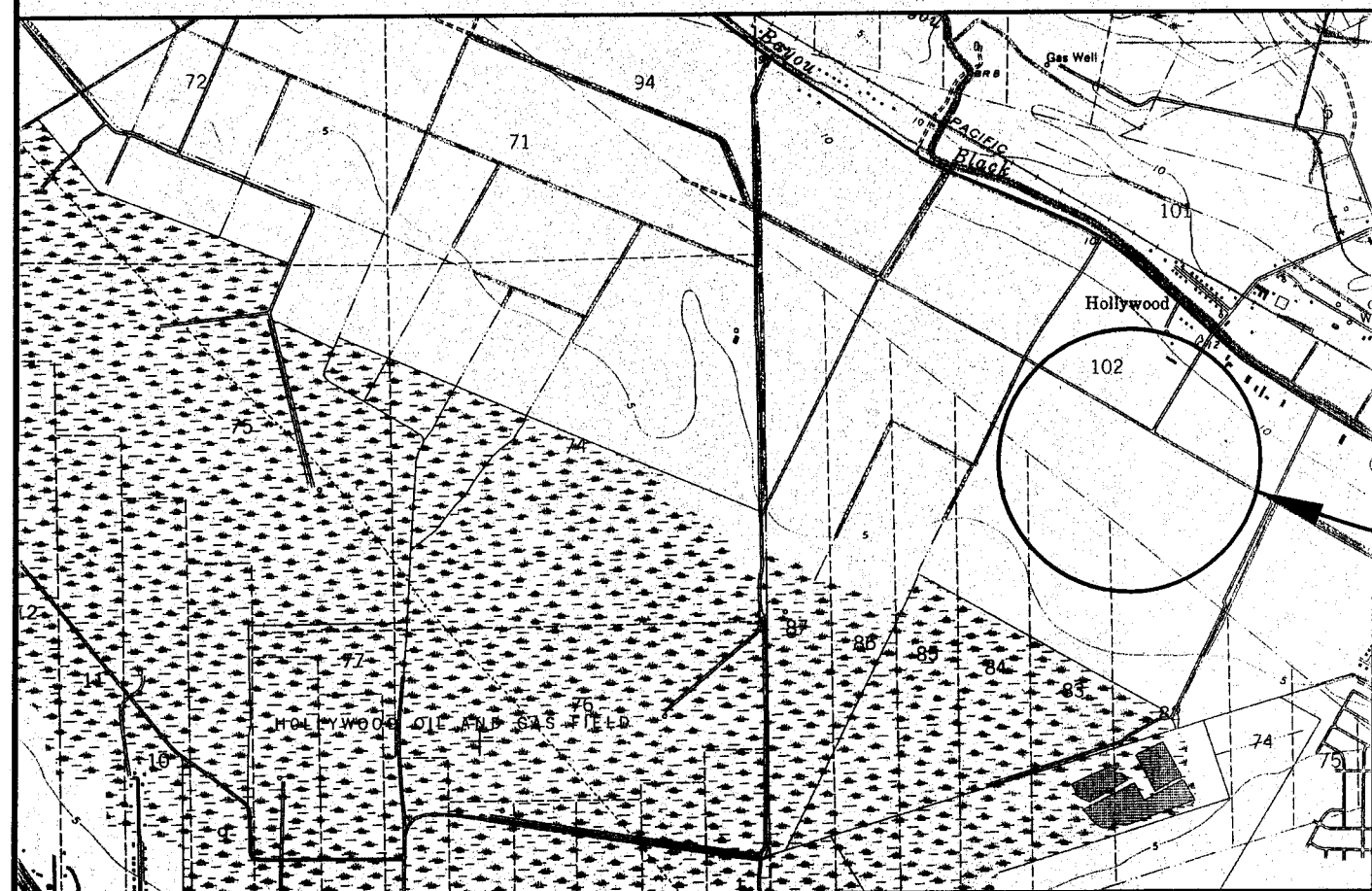
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

APPROVED AND ACCEPTED THIS DATE \_\_\_\_\_  
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY \_\_\_\_\_ FOR \_\_\_\_\_

C/L CURVE DATA		
DESCRIPTION	①	②
T	156.98	156.98
D	5°43'46"	5°43'46"
Δ	17°50'35"	17°50'35"
R	1000.00'	1000.00'
L	311.42'	311.42'
LC	310.16'	310.16'

REMAINDER OF PROPERTY  
(493,337 SQ. FT.)  
(11.371 ACRES)  
TERRE SOUTH INVESTMENTS, INC.



PROJECT SITE

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS, PIPELINES OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

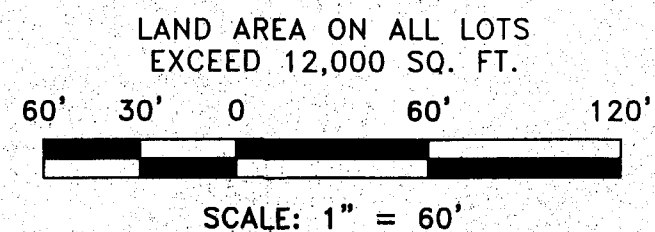
THIS PROPERTY DRAINS TO VARIOUS DITCHES ON PROPERTY & IN THE REAR WHICH ARE MAINTAINED BY TERREBONNE PARISH. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONES "C" & "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", DATED MAY 1, 1985 (ZONE "C" IS AN AREA OF MINIMAL FLOODING ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 5', F.E.M.A. 2006 ADVISORY PANEL NOS. LA-R101 & LA-R101 BOTH PLACE THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6').

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

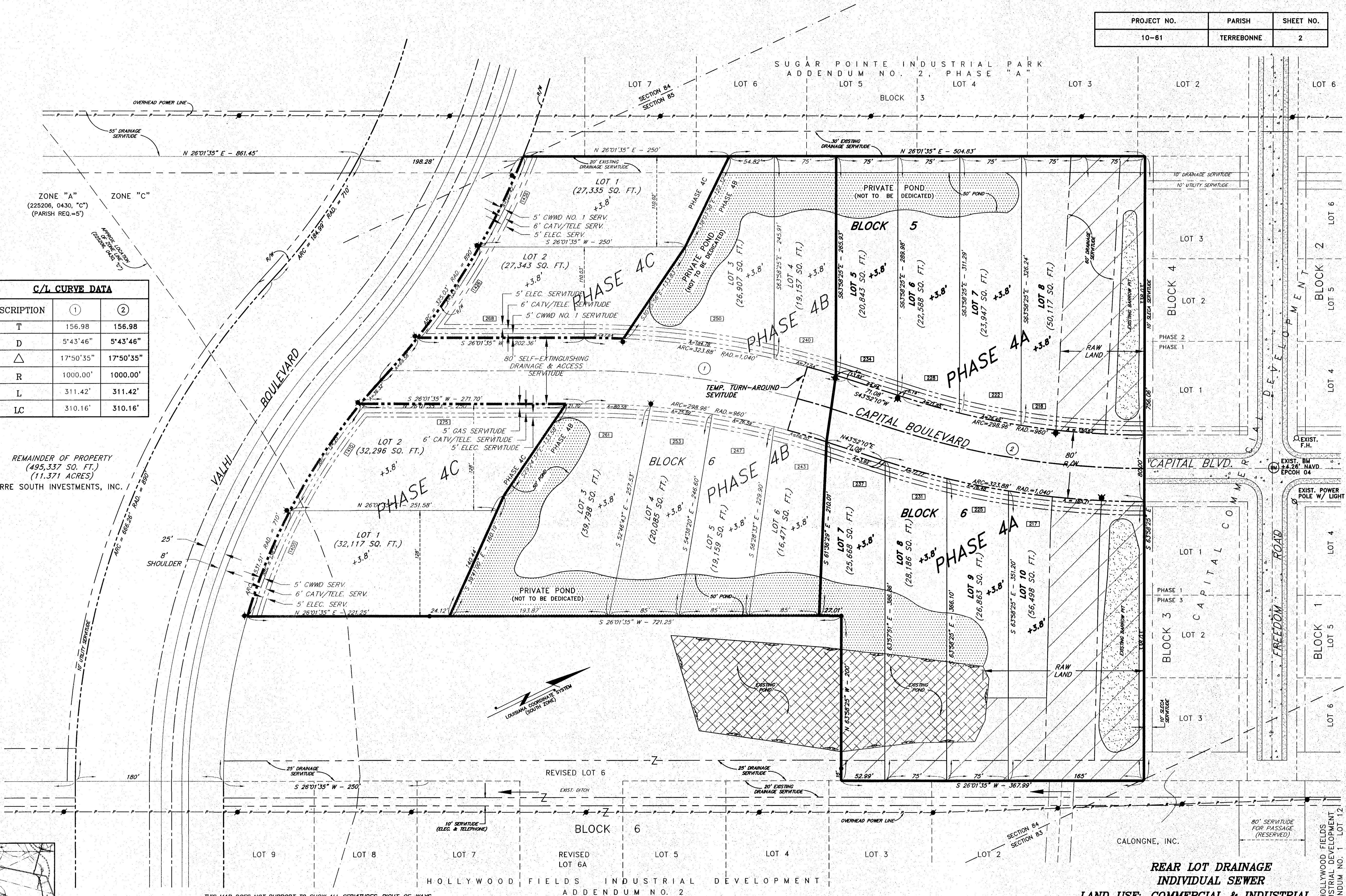
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1288203 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

- LEGEND**
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - STREET LIGHT
  - EXISTING FIRE HYDRANT
  - FIRE HYDRANT
  - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES DRAINAGE ARROWS
  - INDICATES BENCH MARK
  - BRASS DISC SET IN CONCRETE



DATE	REVISION	BY

PROJECT NO.	PARISH	SHEET NO.
10-61	TERREBONNE	2



REAR LOT DRAINAGE  
INDIVIDUAL SEWER  
LAND USE: COMMERCIAL & INDUSTRIAL  
FINAL PLAT

CAPITAL COMMERCIAL DEVELOPMENT  
PHASE 4A  
TERRE SOUTH INVESTMENTS, INC. - DEVELOPER  
LOCATED IN SECTION 85, T17S - R17E  
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.  
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

JOB # 10-61 CAD # 1061-SD\_FINAL FILE #

DRAWN: L.A.T.  
CHK'D: F.E.M. III  
SCALE: 1" = 60'  
DATE: 31JAN13